



21 January 2026

DPHI
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Attn: Kiersten Fishburn

Dear Kiersten,

160 OXFORD STREET PADDINGTON

SSD-97528708- INDEPENDENT ESTIMATED DEVELOPMENT COST CALCULATION REPORT

This Estimated Development Cost Report has been prepared for the consent authority (Department of Planning, Housing and Infrastructure) by WT Partnership on behalf of The Proponent to accompany a detailed State Significant Development Application (SSDA) for the Paddington Build-to-Sell Development at 142-160 Oxford Street, 13 Gipps Street and 6 Shadforth Street, Paddington (the site).

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD- SSD-97528708.) and covers the full scope of works in the identified development proposal.

This report has been prepared in accordance with 'The Planning Circular PS-24-002' *Changes to how development costs are calculated for planning purposes*. This report is an objective calculation of the Estimated Development Cost (EDC) for the proposed project and the EDC amounts to **\$84,073,955 Excluding GST**.

This Estimated Development Cost report has been prepared in accordance with the following:

- Legislative and regulatory requirements of the consent authority for calculating EDC (EP&A Act, EP&A reg, SEPPs, and the Planning Circular).
- The AIQS practice standard for calculating EDC in NSW (AIQS Australian Cost Management Manual as required by the AIQS standard practice).
- Other named guidance that has been used as a basis for calculating the EDC such as AS1181-1982 Australian Standard Method of measurement of civil engineering works and associated building works/ICMS Method.

WT confirms EDC calculation is accurate and address all stages and activities in the identified development proposal, at the date of lodgement of the Environmental Impact Statement.

This report captures the following:

1. Executive summary and including EDC definition.
2. Basis of report preparation.
3. Scope of the calculation of the EDC.
4. Detailed calculation schedule that supports the EDC (Appendix 1).



WT estimate approximately **97 FTE** construction jobs per annum because of the development. WT have been advised that the proposal will generate a total of **132 FTE** jobs state-wide during the operational phase, 112 of which will be directly provided on-site.

Should you require any further information or wish to discuss any aspect of the attached please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink that reads 'B. Browne'.

BRENDAN BROWNE
State Director
WT

PR-030644 - 160 Oxford St, Paddington - Estimated Development Cost